

SITE LOCATION: 1636 South Boulevard**AGENDA ITEM:** Ile.**HISTORIC DISTRICT:** Boulevard Oaks**HPO File No.** 140208**Owner:** Jean & Stephanie Malo**Applicant:** Alan Bunker, Miller Dahlstand DeJean Architects**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 13, Block 3, Edgemont Subdivision, City of Houston, Harris County, Texas. The site includes a 4,480 square foot residence situated on a 15,886 square foot lot.

TYPE OF APPROVAL REQUESTED: Alteration – New front door awning and carport entrance

The applicant proposes to install a new awning over the front door of the contributing residence and a install a new carport with a front facing brick arched entrance at the west side of the residence.

In August, 2012, the applicant was granted a COA for alteration work which included enclosing the port-cochere located on the east side of the residence. with custom made windows and doors to fit in the arched openings.

Elevation Details:

- South Elevation (front facing South Boulevard): Above the front door install a new floating awning constructed of steel and glass. The 9' wide by 3' deep awning will have a thin profile and will be installed 9' above the porch floor. At the west side of the residence a front-facing brick arched vehicular entrance will be installed, concealing a simple steel structured carport behind. The brick carport entrance will measure 12' wide by 1'-6" deep and approximately 12' tall. The carport will be slightly setback from the front wall. An existing metal fence and mechanical swinging gate will be incorporated into the carport design. See drawings for further details.
- West Elevation (facing side property line): The front brick entrance of the carport will feature lower brick buttresses and new brick retaining walls to accommodate the change in grade from the street to the residence. Behind the brick entrance, the concealed carport will be constructed of double-steel pipe columns and a low pitch standing seam metal roof.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Boulevard Oaks Historic District. At the time of the district survey, the two-story English Picturesque residence, constructed circa 1924, was classified as 'contributing' to the district.

PUBLIC COMMENT:

No public comment received.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

Planning Official**Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

SITE LOCATION: 1636 South Boulevard**AGENDA ITEM:** Ile.**HISTORIC DISTRICT:** Boulevard Oaks**HPO File No.** 140208**APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA

The Edgemont Civic Association Architectural Committee has approved this project, see Attachment A.

CERTIFICATE OF APPROPRIATENESS

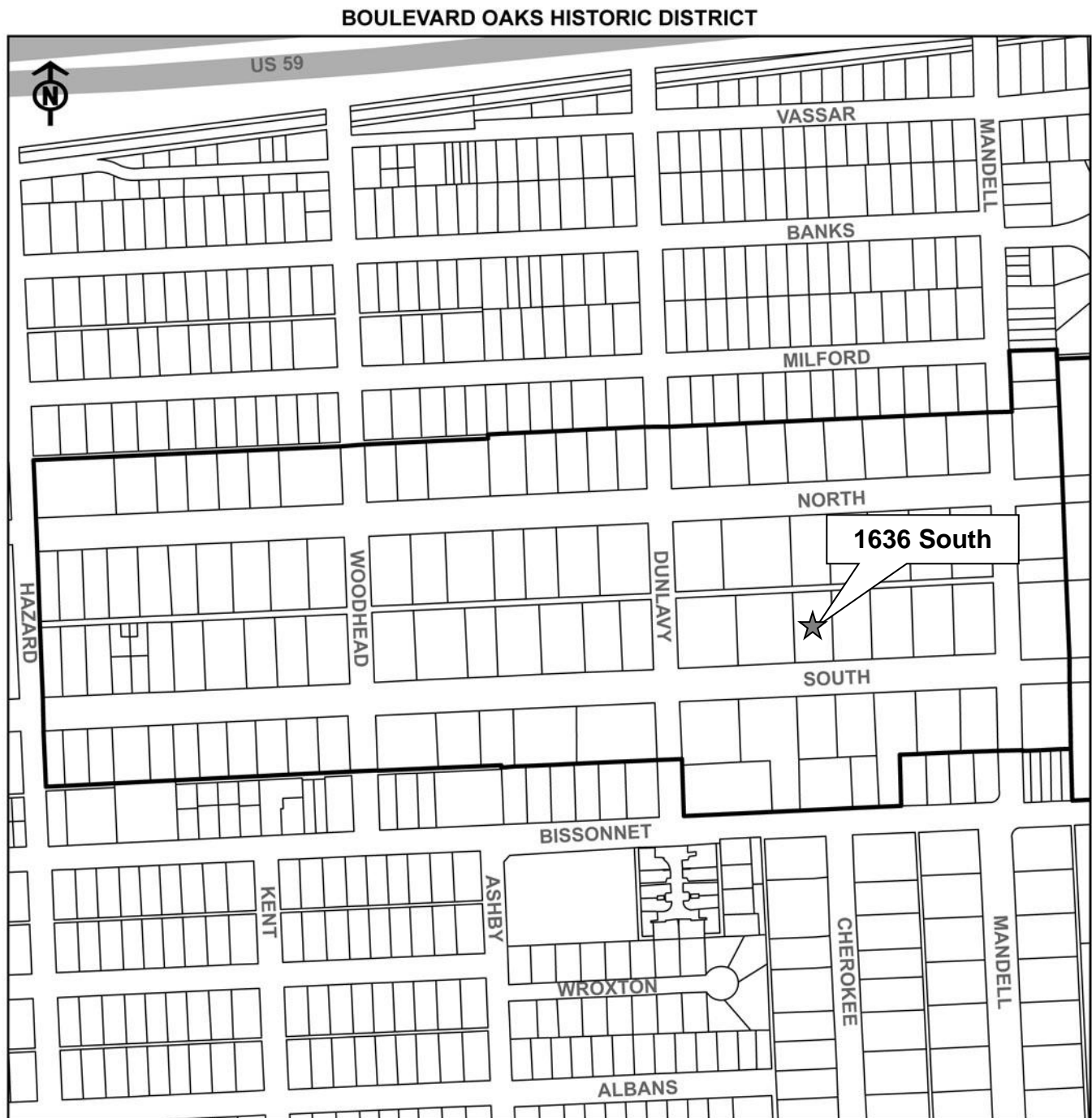
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Site Location Map



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Historic District Inventory Photo



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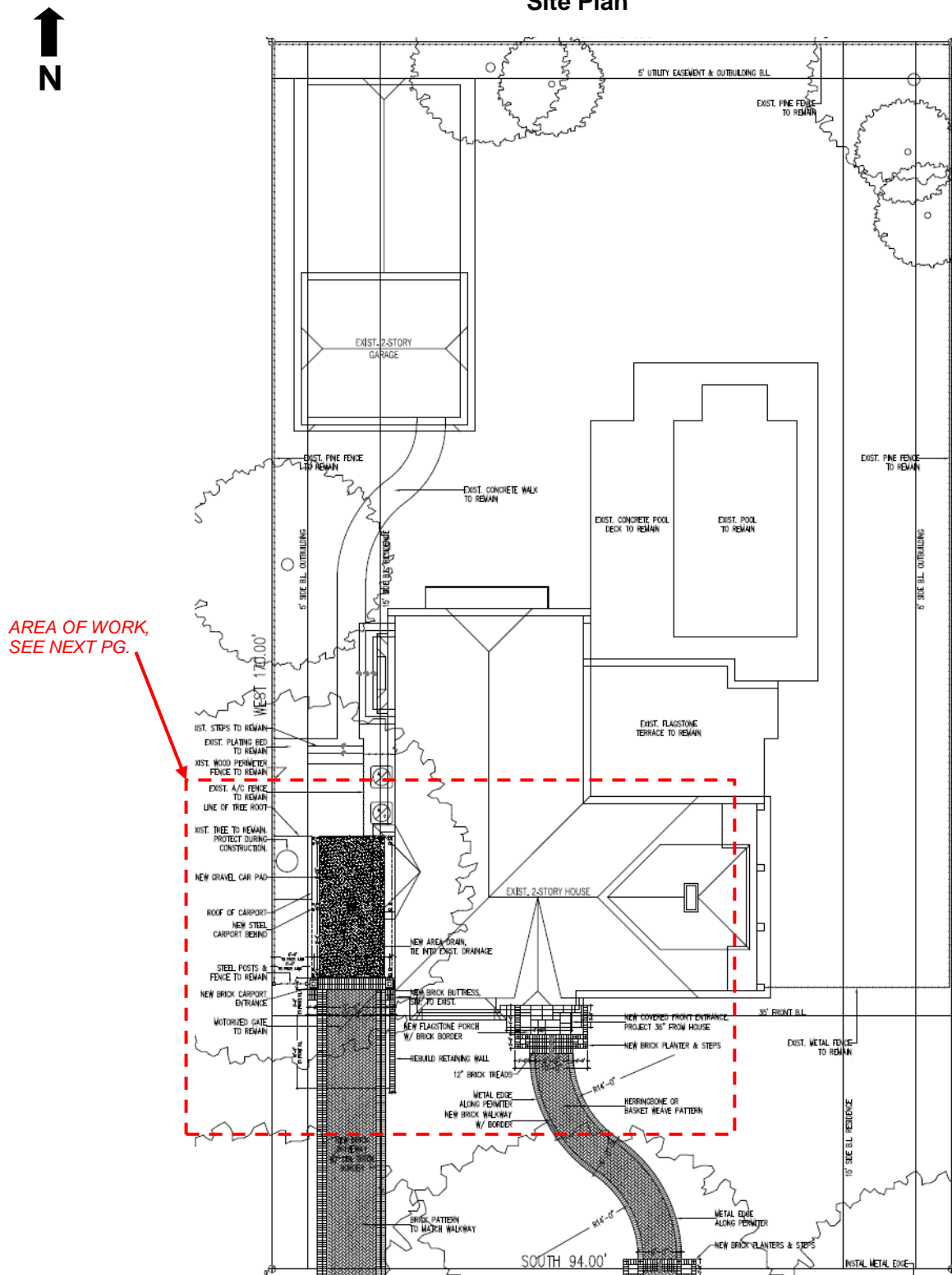
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Site Plan



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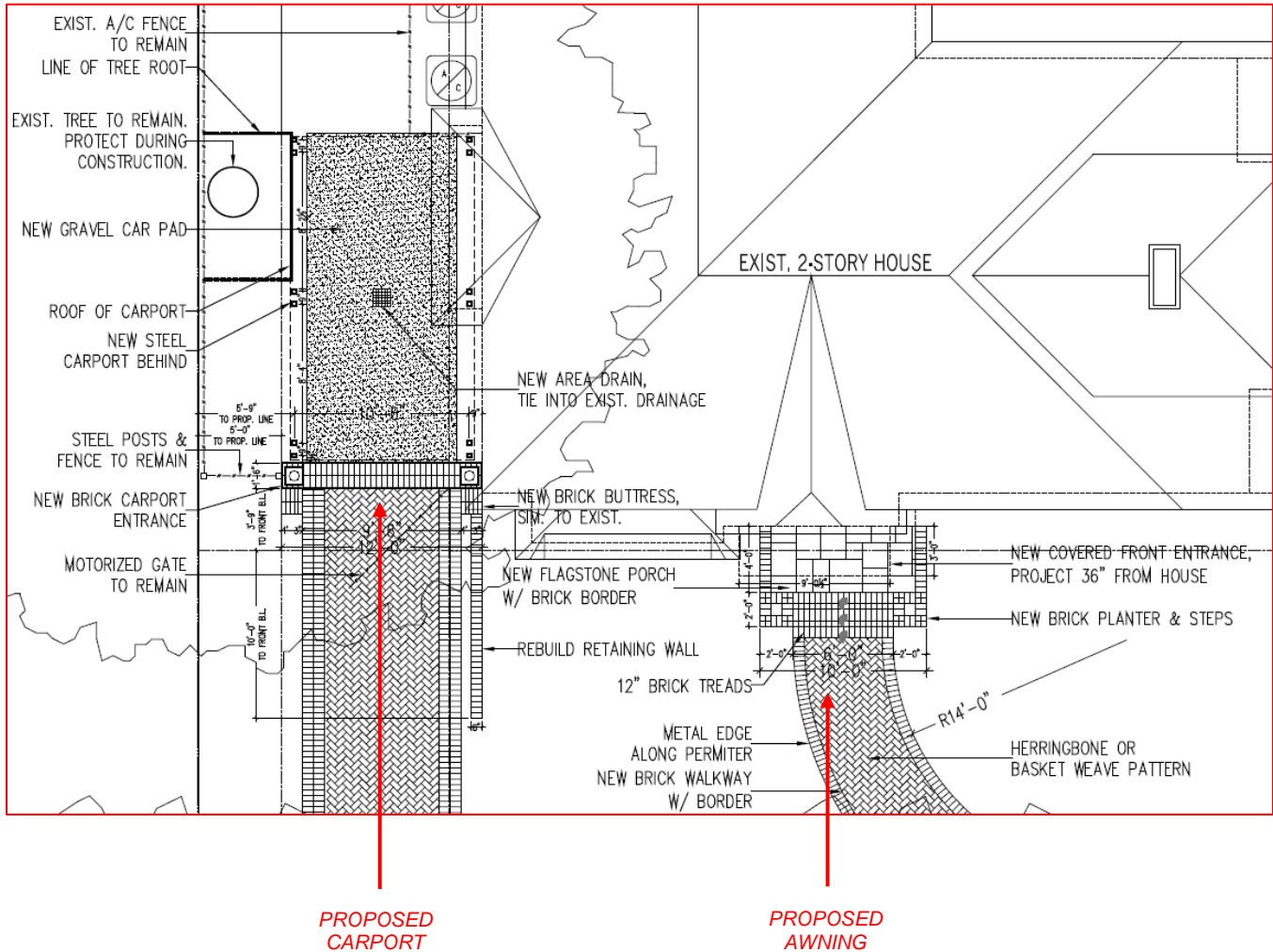
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Alteration Site Plan Detail



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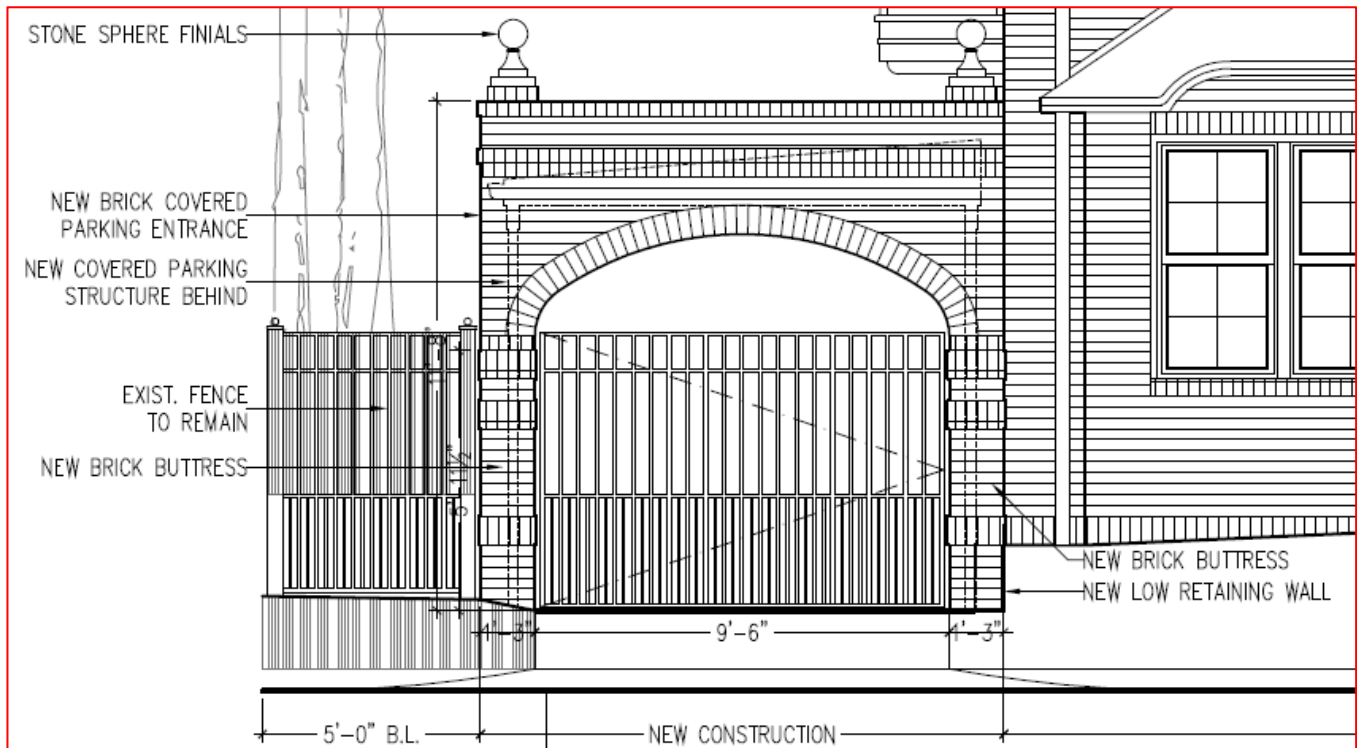
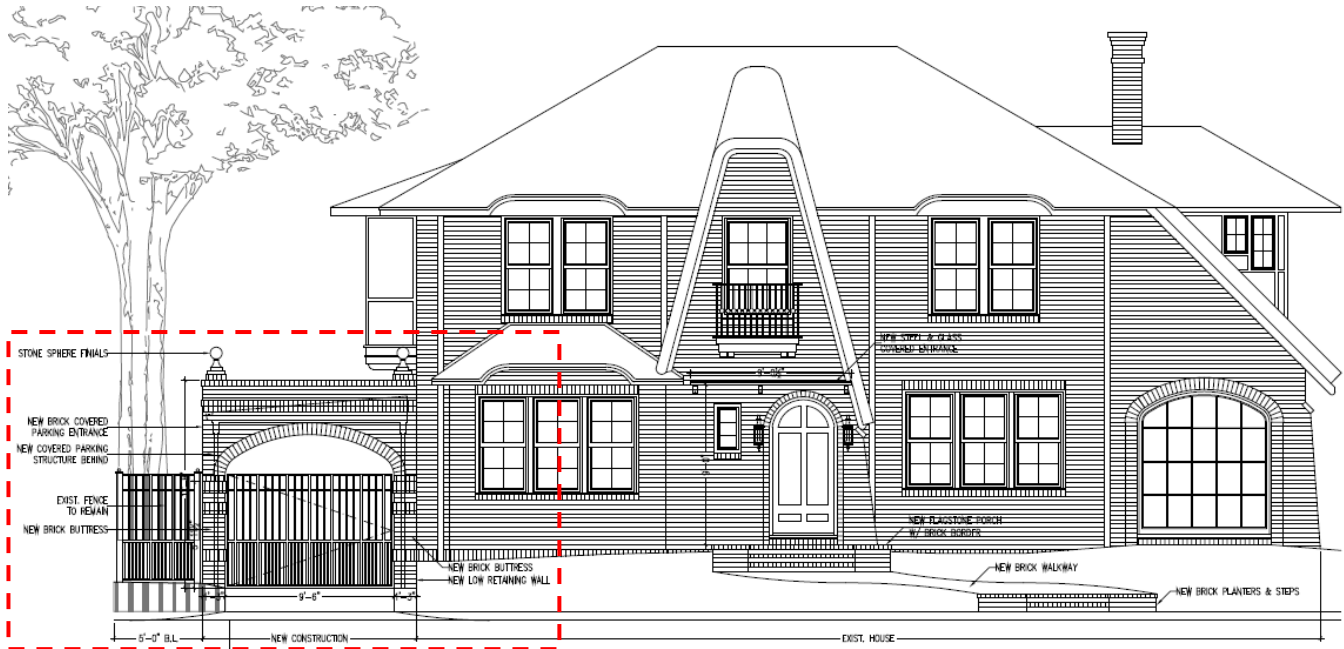
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South Elevation (front facing South Boulevard) – Proposed Carport



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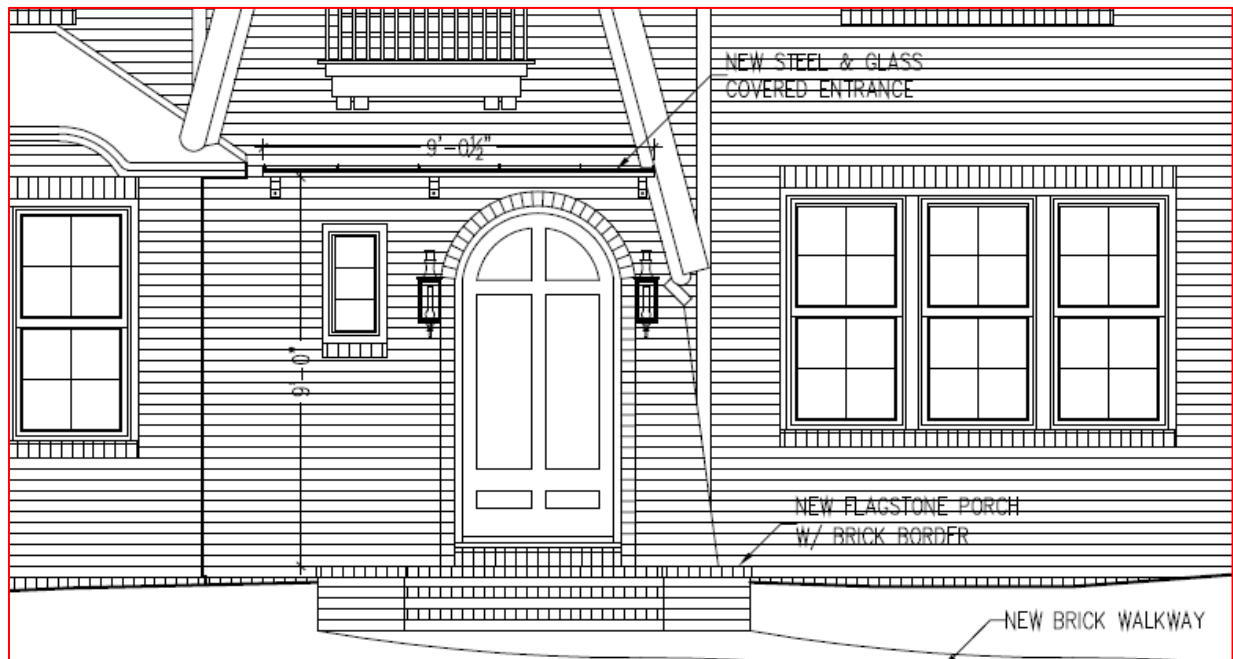
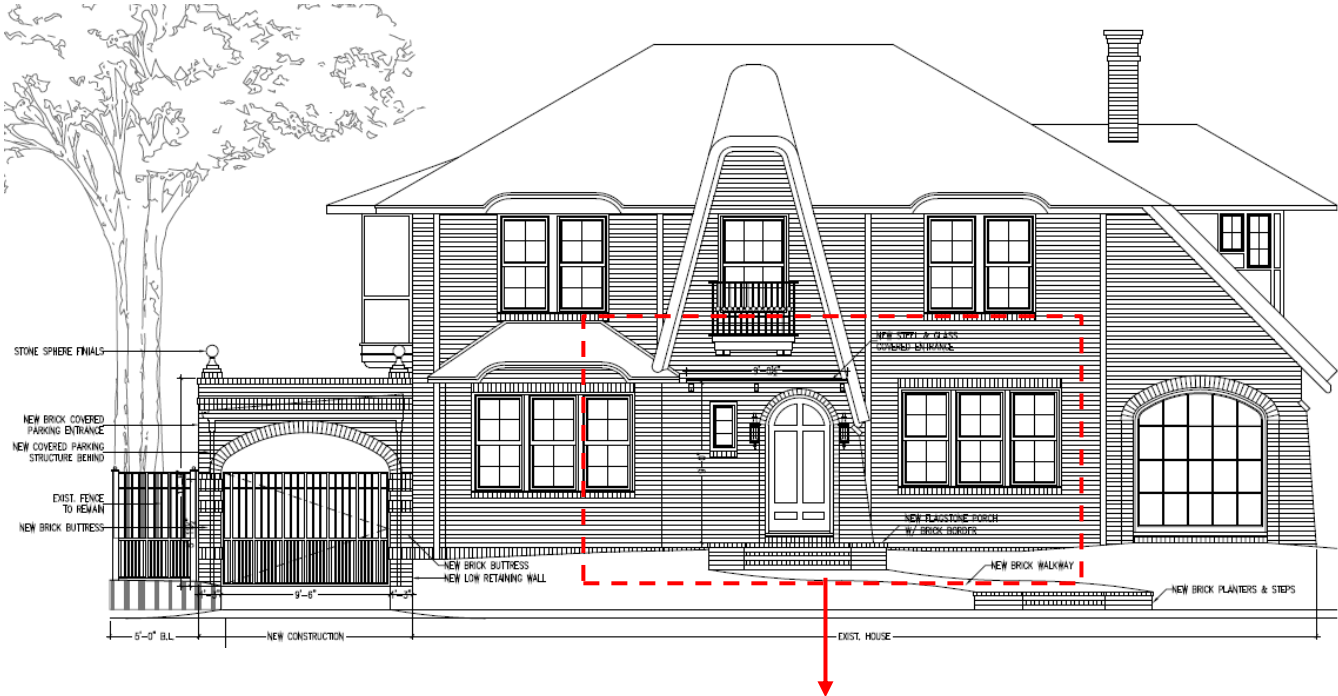
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South Elevation (front facing South Boulevard) – Proposed Awning



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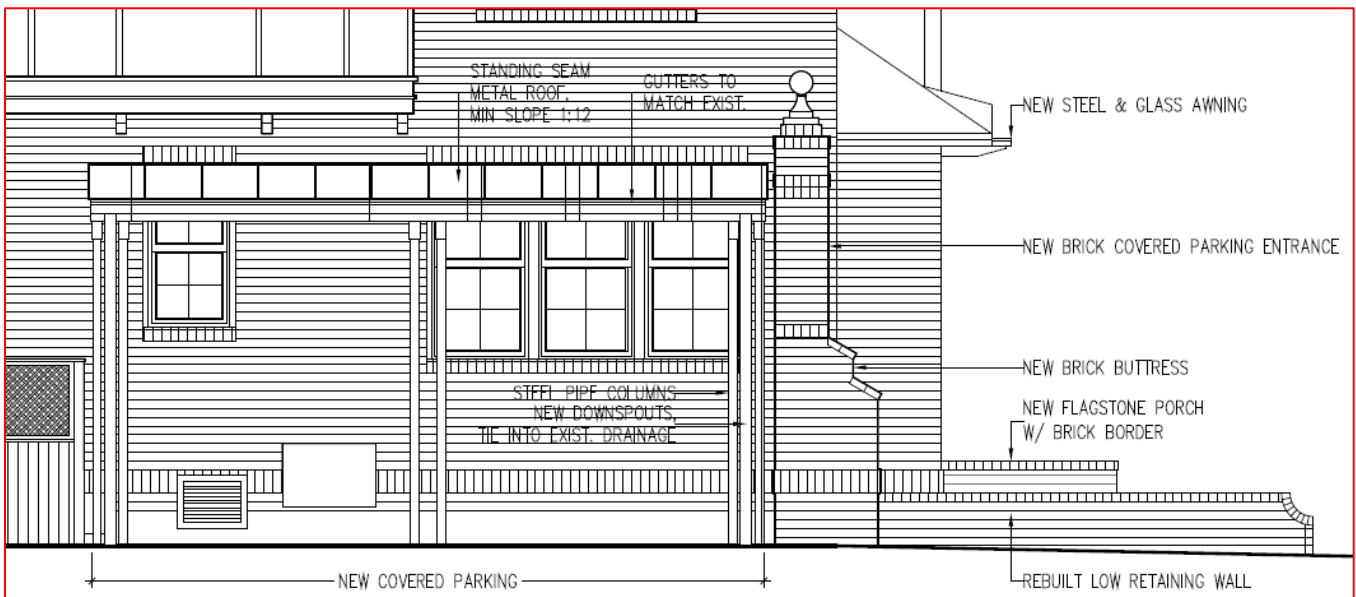
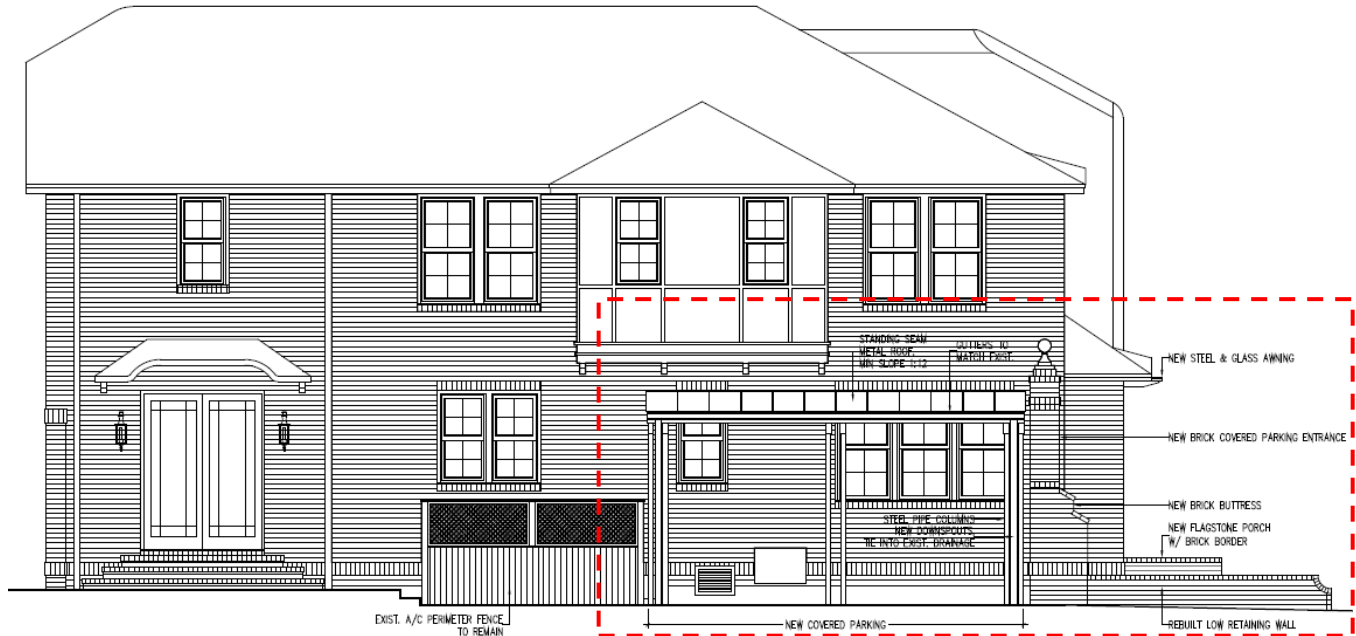
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West Elevation (facing side property line)



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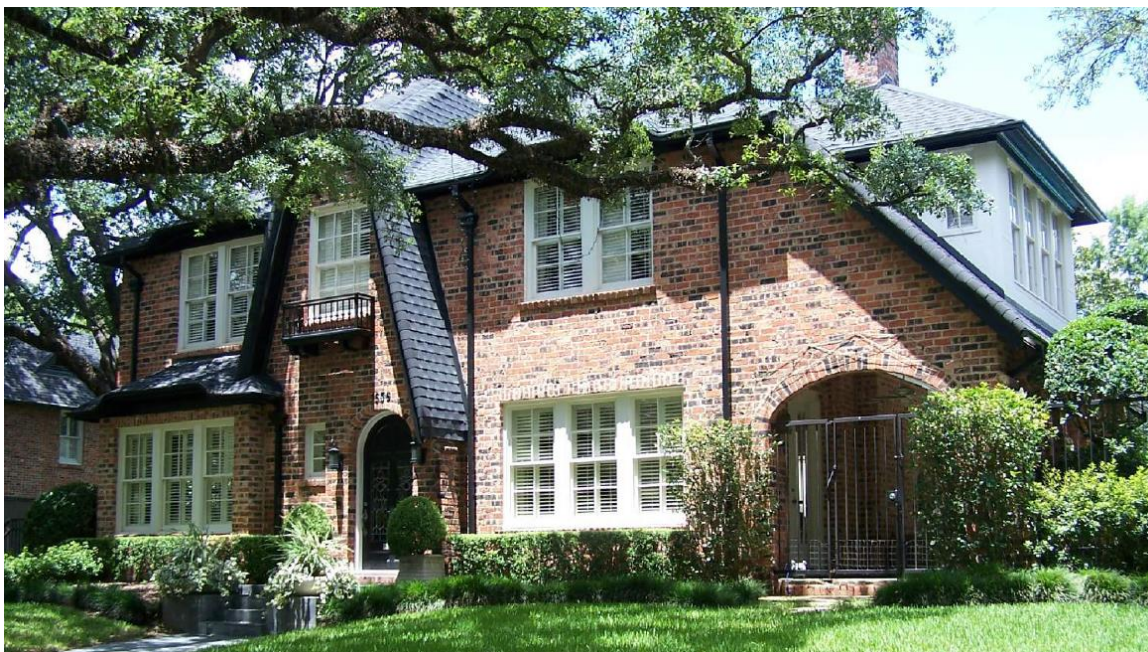
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Current Photographs provided by Applicant



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